

DRAFT MINUTES
VILLAGE OF ANTIOCH
PLANNING AND ZONING BOARD – REGULAR MEETING
Municipal Building: 874 Main Street, Antioch, IL 60002
October 14, 2021

A. CALL TO ORDER

Chairwoman Henning called the October 14, 2021 regular meeting of the Planning and Zoning Board to order at 7:00 pm at the Antioch Municipal Building.

B. PLEDGE OF ALLEGIANCE

The Planning and Zoning Board led the Pledge of Allegiance.

C. ROLL CALL

Roll call indicated the following Members were present: Ryan, Sanfilippo, Carstensen and Madigan. Also present were Chairwoman Henning, Attorney Vasselli, Director Garrigan and Clerk Romine. Members Absent: McCarty and Turner.

D. ANNOUNCEMENTS AND CORRESPONDENCE

Director Garrigan announced that the Village Board approved the site plan for Red Dot Storage.

E. APPROVAL OF THE SEPTEMBER 9, 2021 PLANNING & ZONING BOARD MEETING MINUTES AS PRESENTED - Member Sanfilippo moved, seconded by Member Ryan, to approve the September 9, 2021 Planning and Zoning Board meeting minutes as presented.

Upon roll call, the vote was:

YES: 5: Ryan, Sanfilippo, Carstensen, Madigan and Chairwoman Henning.

NO: 0.

ABSENT: 2: McCarty and Turner.

THE MOTION CARRIED.

F. PUBLIC COMMENT

None.

G. OLD BUSINESS

None.

H. NEW BUSINESS

1. **PZB 21-08 – Consideration of a Site Plan Review for Clublands Clubhouse located at Savage Road and White Lake Drive** – Director Garrigan reviewed the request for a site plan review and provide an overview of what is to be considered during a site plan review pursuant to the ordinance. He discussed the original PUD for the development, which included a clubhouse for residents of the subdivision. This proposed facility will be constructed at the corner of Savage Road and White Lake Drive and will be approximately 10,000 square-feet. He reviewed parking and stated it is in compliance with requirements. Director Garrigan reviewed the elevations and overall building design and materials. He reviewed the landscaping plan which does comply with requirements, with the exception of additional shrubs along Savage Road. The photometrics were submitted and generally comply with the minimum foot-candle illumination required. Staff recommends approval of the site plan with the four stipulations recorded in the staff report.

Attorney Vasselli stated for the record that although he doesn't represent them specifically, he has done work with Manhard in the past, and has not spoken with them regarding this project.

Member Ryan asked which parking plan would be used. Mr. Troy Mertz, developer for the project, responded that the rectangle parking lot included with the plans will be used, and directed the board to the image of the proper plan.

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Member Sanfilippo asked how many parking spaces were included in the plan. Mr. Dave Nolan, president of HOA #1 said he did an overlay, and there are just over 70 spaces included in both. She asked if the parking area included landscaping, to which he replied it does and will be reflected in the landscape plan. Member Sanfilippo asked if there is a color picked out yet for the metal roofing. Mr. Mertz said they have not gotten into that matter of detail due to supply chain issues, and expect they will select materials based on what's available. They did a general color scheme and hope to use that.

Member Carstensen asked if there was feedback from residents in the subdivision. Mr. Nolan responded that there are a lot of residents excited to see this project started since it was promised when they purchased their homes. He added that there are over 100 residents who moved in over the last 3-4 years, and they are all buying in expectation of these amenities. Member Carstensen thanked staff for the additional landscaping and recommended bike racks in case kids want to bike there.

Member Madigan asked about the landscaping requirements and if the shrubs would be required or suggested. Director Garrigan said it is a requirement. She asked what the time frame is for completion. Mr. Mertz responded that they're ready to get started this fall and get a foundation in before Thanksgiving if possible, but may be delayed until March if weather doesn't cooperate. Member Madigan asked if they will come back for the basketball and tennis court feature. Mr. Nolan responded that the current proposal includes amenities prioritized by the residents, and other amenities will be added later during a second phase of the project. Member Madigan asked if there was fencing around the area. Mr. Nolan responded that the swimming pool area will be fenced and secured. Member Madigan further discussed lighting and trash enclosure. She commented that it will enhance the area. Members present discussed fencing height and pool requirements.

Chairwoman Henning asked how the project was being financed. Mr. Nolan Responded that there is an agreement that defines the financial obligations of Mr. Mertz and the HOA. She asked if the residents are okay with increased HOA fees on top of property taxes and an SSA. Mr. Nolan responded that they expect the dues to be less than \$100/month. Mr. Mertz added that the extra homes are helping to offset that cost as well.

Member Ryan asked how they determined the size of the facility needed. Mr. Mertz responded that this was modeled after the original site plan, and there was some downsizing from 3 pools to 2 with a potential for an additional pool, as well as different opportunities to grow while minimizing the footprint and accommodating a full development. They further discussed parking and pool capacity as well as the splash feature for kids and other future amenities at the facility.

Member Madigan moved, seconded by Member Carstensen, to approve PZB 21-08; a Site Plan Review for Clublands Clubhouse located at Savage Road and White Lake Drive subject to the following stipulations:

1. Compliance with the requirements of the Village Engineer
2. Compliance with the requirements of the Antioch Fire Protection District
3. Submittal of lighting fixture designs and that they incorporate a shoe box design
4. That any trash enclosure be constructed of LP Smart Board

Upon roll call, the vote was:

YES: 5: Ryan, Sanfilippo, Carstensen, Madigan and Chairwoman Henning.

NO: 0.

ABSENT: 2: McCarty and Turner.

THE MOTION CARRIED.

I. ADJOURNMENT

There being no further discussion, the Planning and Zoning Board regular meeting adjourned 7:43 pm.

Respectfully submitted,
Lori K. Romine, RMC/CMC
Village Clerk